

Economic Indicators

Loudoun County, Virginia

March 2001

| | Reporting Period | Current Period | Current Year-to- | Last Year-to- | Percent Change |
|--|---------------------|-------------------|---------------------|------------------|-------------------|
|--|---------------------|-------------------|---------------------|------------------|-------------------|

New Residential Construction

| | | | | | |
|--|---------------|-----|-------|-------|--------|
| New Residential Units Permitted | February 2001 | 763 | 1,160 | 1,216 | -4.6% |
| Single Family Detached Units Permitted | February 2001 | 173 | 359 | 480 | -25.2% |
| Single Family Attached Units Permitted | February 2001 | 172 | 383 | 236 | 62.3% |
| Multifamily Units Permitted | February 2001 | 418 | 418 | 500 | -16.4% |

Source: Loudoun County Department of Building and Development

New Nonresidential

Construction

| | | | | | |
|------------------------------|---------------|---------|---------|---------|--------|
| Office SF Permitted | February 2001 | 187,362 | 269,184 | 174,083 | 54.6% |
| Flex/Industrial SF Permitted | February 2001 | 0 | 42,703 | 603,188 | -92.9% |
| Retail SF Permitted | February 2001 | 48,999 | 63,220 | 0 | NA |
| Other SF Permitted | February 2001 | 3,755 | 5,391 | 209,741 | -97.4% |

| | | | | | |
|-------------------------|---------------|---------|---------|---------|--------|
| Taxable SF Permitted | February 2001 | 189,236 | 329,618 | 808,222 | -59.2% |
| Nontaxable SF Permitted | February 2001 | 50,880 | 50,880 | 178,790 | -71.5% |

| | | | | | |
|---|---------------|-------------|------------|-------------|--------|
| Total Value Nonresidential Construction | February 2001 | \$7,176,144 | 23,080,746 | 103,785,859 | -77.8% |
| Value of New Buildings | February 2001 | \$6,270,000 | 17,704,000 | 96,944,792 | -81.7% |
| Value of Alterations/Additions | February 2001 | \$906,144 | 5,376,746 | 6,841,067 | -21.4% |

| | | | | | |
|--|---------------|-------------|------------|------------|--------|
| Route 28 Taxing District SF Permitted | February 2001 | 187,362 | 269,832 | 672,236 | -59.9% |
| Value of Route 28 Permitted Construction | February 2001 | \$8,471,863 | 16,689,358 | 44,958,571 | -62.9% |

Source: Loudoun County Department of Building and Development

Housing Sales

| | | | | | |
|------------------------|---------------|-----|-------|-------|-------|
| Single Family Detached | November 2000 | 362 | 4,102 | 3,821 | 7.4% |
| Single Family Attached | November 2000 | 299 | 3,174 | 2,418 | 31.3% |
| Condominium | November 2000 | 93 | 843 | 527 | 60.0% |

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport

| | | | | | |
|-------------------------------|---------------|-----------|------------|------------|-------|
| Total Passengers | December 2000 | 1,449,744 | 20,104,693 | 19,797,329 | 1.6% |
| International Passengers | December 2000 | 284,907 | 3,945,981 | 3,515,913 | 12.2% |
| Total Freight (metric tonnes) | December 2000 | 31,981 | 383,848 | 359,138 | 6.9% |

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)

| | | | | |
|------------------|-----------|-------------|-------------|-------|
| 4th Quarter 2000 | \$708,563 | \$2,489,614 | \$2,047,406 | 21.6% |
|------------------|-----------|-------------|-------------|-------|

Source: Virginia Department of Taxation

Loudoun County Department of Economic Development
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|-------------------------------|---------------------|-------------------|----------------|------------------|-------------------|
| Average Housing Prices | October 2000 | \$270,965 | \$282,504 | \$259,979 | 4.2% |
| Single Family Detached | October 2000 | \$361,906 | \$361,174 | \$333,282 | 8.6% |
| Single Family Attached | October 2000 | \$204,110 | \$202,116 | \$171,421 | 19.1% |
| Condominium | October 2000 | \$131,921 | \$133,629 | \$123,911 | 6.5% |

Source: Loudoun County Financial Services

At Place Employment

| | | | | | |
|---------------------------------------|------------------|--------|---------|--------|-------|
| Employees | 2nd Quarter 2000 | 87,046 | 81,861 | 76,416 | 13.9% |
| New Jobs (over previous period) | 2nd Quarter 2000 | 5,185 | | | |
| Establishments | 2nd Quarter 2000 | 4,565 | 4,531 | 4,186 | 9.1% |
| New Businesses (over previous period) | 2nd Quarter 2000 | 34 | | | |
| Gross Wages (millions) | 2nd Quarter 2000 | \$933 | \$1,284 | \$768 | 21.5% |

Source: Virginia Employment Commission

Consumer Price Index

| | | | | | |
|--|--------------|-------|-------|-------|------|
| Washington-Baltimore DC/MD/VA (1996=100) | January 2001 | 108.9 | 108.5 | 105.4 | 3.3% |
| US-All Urban Consumers (1982-84=100) | January 2001 | 175.1 | 174.0 | 168.8 | 3.7% |

Source: US Bureau of Labor Statistics

Civilian Labor Force

| | | | | | |
|-------------------|--------------|-----------|-----------|-----------|------|
| Loudoun County | January 2001 | 97,214 | 96,991 | 91,159 | 6.6% |
| Northern Virginia | January 2001 | 1,252,229 | 1,249,277 | 1,175,656 | 6.5% |

Source: Virginia Employment Commission

Unemployment Rate

| | | | | | |
|-------------------|--------------|-----|-----|-----|--------|
| Loudoun County | January 2001 | 0.8 | 0.1 | 1.0 | -20.0% |
| Northern Virginia | January 2001 | 1.1 | 1.0 | 1.4 | -21.4% |

Source: Virginia Employment Commission

Washington Economic Index

| | | | | | |
|--------------------------|---------------|-------|-------|-------|-------|
| Leading Index (1987=100) | December 2000 | 109.5 | 110.3 | 109.5 | 0.0% |
| Current Index (1987=100) | December 2000 | 114.8 | 117.3 | 115.7 | -0.8% |

Source: Metropolitan Council of Governments

Non-Residential Vacancy

| | | | | | |
|------------|------------------|------|-------|-------|--------|
| Total | 4th Quarter 2000 | 6.9% | 7.7% | 7.4% | -6.4% |
| Office | 4th Quarter 2000 | 8.7% | 10.0% | 10.9% | -19.8% |
| Flex | 4th Quarter 2000 | 9.7% | 11.3% | 7.4% | 31.4% |
| Industrial | 4th Quarter 2000 | 2.0% | 1.5% | 3.3% | -39.7% |

Source: Realty Information Group

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